



City of Nashua

Community Development Division

City Hall, 229 Main Street, PO Box 2019
Nashua, New Hampshire 03061-2019

Community Development	589-3095
Planning and Zoning	589-3090
Building Safety	589-3080
Code Enforcement	589-3100
Urban Programs	589-3085
Economic Development	589-3070
Conservation Commission	589-3105
FAX	589-3119
www.gonashua.com	

May 2, 2017

ZONING BOARD OF ADJUSTMENT

MAY 9, 2017

AMENDED AGENDA

Notice is hereby given that a Public Hearing of the City of Nashua Zoning Board of Adjustment will be held on Tuesday, May 9, 2017, at 6:30 PM at the Nashua City Hall Auditorium, 3rd floor, 229 Main Street.

1. Estate of Estelle B. Berthiaume (Owner) Lefavor Folio, LLC (Applicant) 266 Broad Street (Sheet 138 Lot 460) requesting the following variances: 1) minimum lot frontage, 75 feet required, 50 feet proposed; and, 2) minimum lot width, 90 feet required, 50 feet proposed - to subdivide one lot into three lots. R9 Zone, Ward 1. [Approved at 3-28-17 ZBA meeting, but advertisement language was incorrect]
2. Paul A. & Gerianne K. Patti (Owners) 3 Monica Drive (Sheet B Lot 804) requesting special exception to work within the 75 foot prime wetland buffer of Salmon Brook to reconstruct a failing screen porch and deck, add connecting walkway with stairs for emergency egress, and rebuild a rotting planter at end of driveway. R18 Zone, Ward 8.
3. John K. Leatherman & Luci R. Rodrigues (Owners) 6 Gagnon Circle (Sheet C Lot 774) requesting variance to encroach 4 feet into the 20 foot required front yard setback to construct a 7'x8' front entrance vestibule. R9 Zone, Ward 9.
4. Roger & Megan Rhynehart (Owners) 4-6 Laton Street (Sheet 47 Lot 107) requesting variance to exceed maximum driveway width, 24 feet permitted, 22 feet existing on left side, an additional 15 foot wide driveway requested on right side for a total width of 37 feet. RB Zone, Ward 3.
5. Rubin Nashua, LLC d/b/a Bernie & Phyl's Furniture (Owner) Viewpoint Sign & Awning (Applicant) 243 Daniel Webster Highway (Sheet A Lot 128) requesting variance to encroach 11 feet into the 25 foot setback to an intersection (off Spit Brook Road) to

replace an existing ground sign with a new ground sign. GB Zone, Ward 7.

6. Joan Waugh-Crotzer & David Crotzer (Owners) 39 Gilman Street (Sheet 94 Lot 96) requesting the following variances: 1) to exceed maximum accessory use area, 40% permitted, 62% proposed, and 2) to exceed maximum accessory structure height within 10 feet of property line, up to 14½ feet proposed - to construct a 16'x24' shed. RB Zone, Ward 6.
7. Windham Realty, LLC (Owner) The Sign Center (Applicant) 295 Main Street (Sheet 98 Lot 3) requesting the following variances: 1) to exceed maximum number of wall signs permitted, 2 existing, 3 allowed - 2 additional wall signs proposed for a total of 4; 2) to exceed maximum height for wall sign, 20 feet permitted, 22 feet proposed for sign on south elevation; and 3) to exceed maximum wall sign area for Belmont Street elevation, 65 square feet allowed, 39.5 square feet existing, one additional 39.5 square foot sign requested for a total of 79 square feet. D-3/MU Zone, Ward 4.

OTHER BUSINESS:

1. Review of Motion for Rehearing: 20-22 Central St
2. Review of upcoming agenda to determine proposals of regional impact.
3. Approval of Minutes for previous hearings/meetings:
2017: Apr 11, Apr 25

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."